



CITY COUNCIL

AGENDA REQUEST

AGENDA OF:	12/18/07	AGENDA REQUEST NO:	VI B
INITIATED BY:	TRAVIS TANNER, AICP, SENIOR PLANNER <i>Travis Tanner</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	TRAVIS TANNER, AICP, SENIOR PLANNER	DEPARTMENT HEAD:	SABINE SOMERS-KUENZEL, AICP, DIRECTOR OF PLANNING <i>D.S.</i> FOR SK
		ADDITIONAL DEPARTMENT HEAD (S):	N/A
SUBJECT / PROCEEDING:	AMENDMENT NO. 3 TO THE LAKE POINTE PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE, AMENDING THE LAYOUT EXHIBIT OF THE CURRENT PD ORDINANCE PUBLIC HEARING, FIRST READING OF ORDINANCE NO. 1670		
EXHIBITS:	STAFF REPORT, VICINITY MAP, LAKE POINTE GENERAL PLAN, EXISTING LAYOUT EXHIBIT, PROPOSED LAYOUT, EXAMPLE ELEVATIONS, ORDINANCE NO. 1670, PUBLIC HEARING NOTICE		
CLEARANCES		APPROVAL	
LEGAL:	MEREDITH WILGANOWSKI, ASST. CITY ATTORNEY <i>MW</i>	EXECUTIVE DIRECTOR:	JIM CALLAWAY <i>Jim Callaway</i> COMMUNITY DEVELOPMENT
PURCHASING:	N/A	ASST. CITY MANAGER:	N/A
BUDGET:	N/A	CITY MANAGER:	ALLEN BOGARD <i>Allen Bogard</i>
BUDGET			
EXPENDITURE REQUIRED: \$		N/A	
AMOUNT BUDGETED/REALLOCATION: \$		N/A	
ADDITIONAL APPROPRIATION: \$		N/A	
RECOMMENDED ACTION			
Public hearing; approve First Reading and pass to Second Reading of Ordinance No.1670, amending the layout exhibit of the current Lake Pointe Planned Development (PD) district ordinance.			

EXECUTIVE SUMMARY

This is a request by Planned Community Developers (PCD), in conjunction with Hahnfeld Witmer Davis (HWD), Inc., to amend the Lake Pointe Planned Development (PD) district ordinance. The purpose of the amendment is to provide specifically for townhome development of Lake Pointe Tract 2, Reserve "I" and Lake Pointe Section 2, Reserve "A" (detailed in the attached vicinity map). The current "Permitted Land Uses and Layout" and "General Layout" exhibit under the Lake Pointe PD allow for condo or townhome development of the two reserves, and actually show a condo building footprint in Lake Pointe Section 2, Reserve "A". This amendment would take away the condo option for both reserves and would establish the layout for future townhome development. Townhomes are an allowed use in the subject areas. The requested amendment is essentially to the layout exhibit in the current PD ordinance. The Planning and Zoning Commission unanimously recommended approval of the amendment to the Mayor and Council on November 13, 2007. Additional information is attached.

File No. 8889

EXHIBITS

STAFF REPORT

SUMMARY:

The current PD ordinance for Lake Pointe includes allowed uses and the layout for areas within the PD. The subject properties currently allow both condominium and townhome development from a land use standpoint. However, the layout isn't currently specific to townhomes. It shows the northern tract, located at the southwest corner of Lake Pointe Parkway and Creekbend, as one reserve and shows a condo footprint on the southern tract. This amendment is not proposing new uses or any new product for either of these areas. What it is proposing is to amend the detailed layout exhibit to specifically allow townhome development. The proposed exhibit shows townhome lots and access to those lots. The future development will be consistent with the existing adjacent townhome development in Lake Pointe. It will be developed under the same regulations, which are not changing. The purpose of the amendment is for the development not to conflict with the layout exhibit in the current PD ordinance.

The northern tract is currently Reserve "I" of Lake Pointe Tract 2. It consists of approximately 4.5 acres. The southern tract, currently Reserve "A" of Lake Pointe Section 2, is 1.3 acres. Both sites are zoned PD, with the option for either condominium or townhome development. The amendment is exercising the option to develop townhomes. Both properties will be subject to replatting, in addition to the PD amendment, to achieve this.

PLANNING AND ZONING COMMISSION REVIEW:

This item went before the Planning and Zoning Commission on two (2) occasions. First, a Public Hearing was held on October 25th. No members of the public spoke in opposition to the requested PD amendment. The Commission asked questions of staff related to parking and density and requested elevations of the applicant. The development will exceed the number of required parking spaces. It will also result in reduced allowable density, since condos will no longer be an option. Finally, building elevations were provided to the Commission. With all of these issues

having been addressed, the Commission unanimously recommended approval to the Mayor and Council on November 13, 2007. The proposed layout and example elevations are attached to this document.

PUBLIC HEARING NOTIFICATION:

The Notice of Public Hearing was published in a newspaper of general circulation and on the City of Sugar Land internet home page. All property owners within 200' of the property were also notified. At the time of writing this report, we have received one informational inquiry on the proposal. No opposition has been expressed.

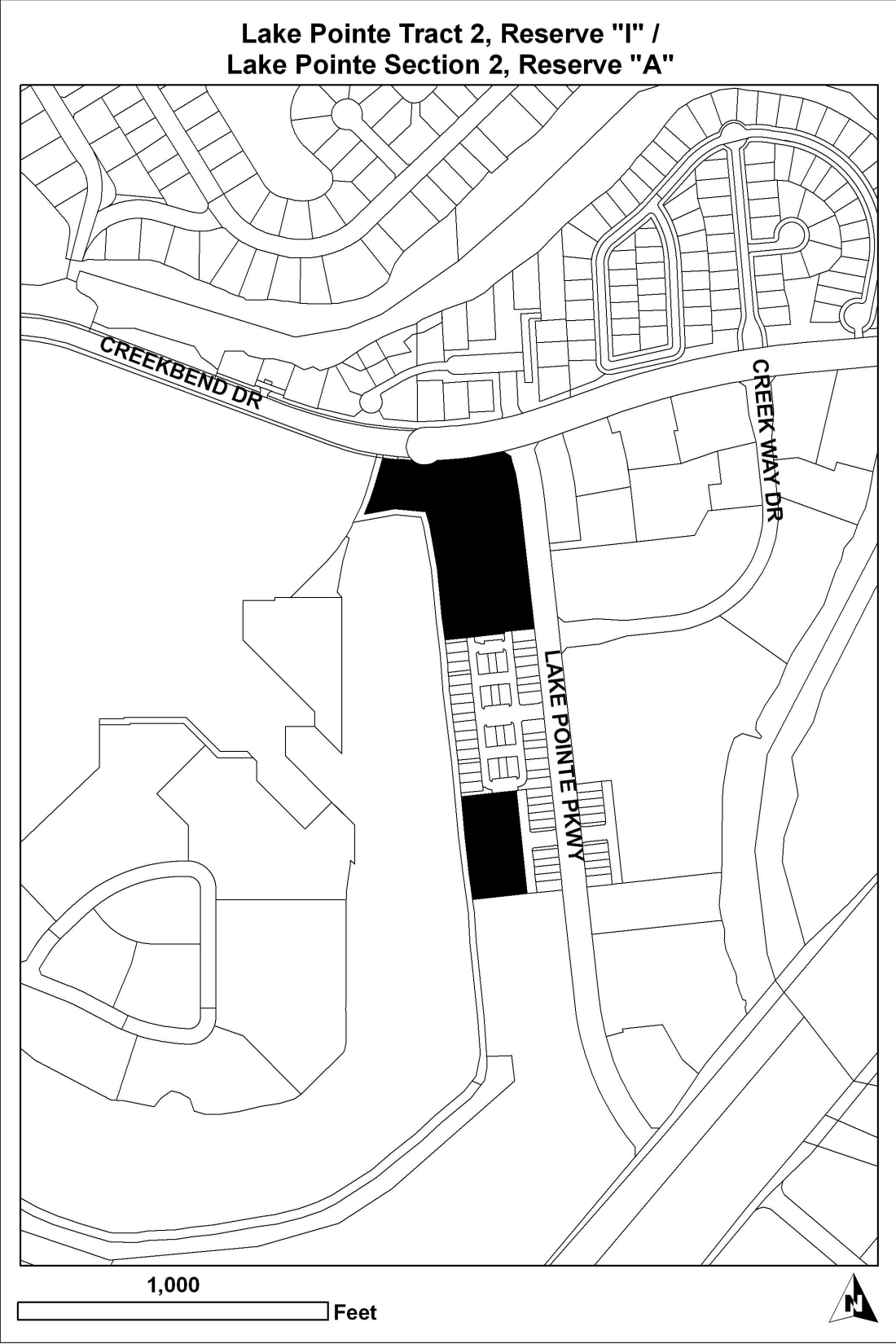
POINTS FOR CONSIDERATION:

- Request is consistent with Lake Pointe General Plan
- Consistency with Land Use Plan
- Proposed use allowed at subject property
- Amendment is to the PD ordinance layout exhibit

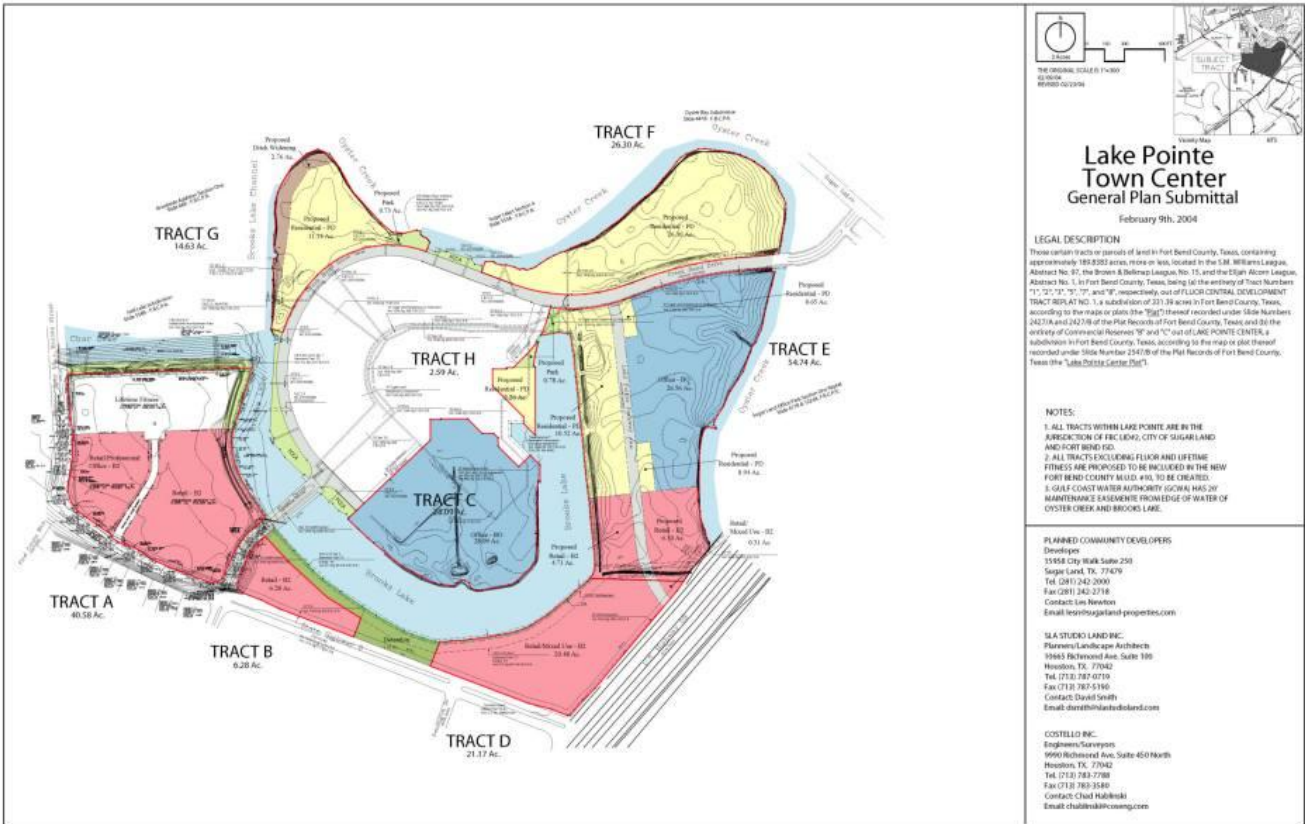
File No. 8889

CC: Robert Davis (HWD), rdavis@hwdinc.com

Vicinity Map:



Lake Pointe General Plan:



PERMITTED LAND USES

PERMITTED USE	TRACT(S)
ZERO LOT LINE - PATIO	F, G
ZERO LOT LINE - VILLA	F, G
TOWNHOMES	E-1, E-2, E-3, H, G
BROWNSTONE TOWNHOMES	E-1, E-2, E-3, H, G
LIVE/WORK TOWNHOMES	E-3, E-1 (adjacent to E-3 only)
CONDOMINIUM	E-1, H
GARDEN HOMES	G

Existing areas

TRACT "E-1"

TRACT "E-4"

TRACT "E-3"

TRACT "E-5"

TRACT "E-6"

OPTION TRACT

TRACT "C"

TRACT "H"

TRACT "G"

TRACT "F"

TRACT "D"

TRACT "B"

TRACT "A"

TRACT "E-2"

TRACT "E-3"

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EXHIBIT B



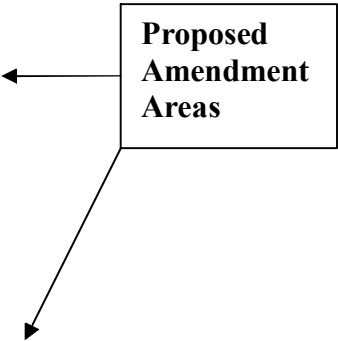
Costello, Inc.

Engineering and Surveying
9990 Richmond Avenue, Suite 450
North Building
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax

Lake Pointe Town Center Planned Development District Permitted Land Uses

JOB NO.: 2004018-19	DATE: OCTOBER 2004	EXHIBIT B
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Proposed Layout:



Example Elevations (Southern Tract):



Northern Tract:



ORDINANCE NO. 1670

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE FINAL PLAN FOR THE PLANNED DEVELOPMENT DISTRICT KNOWN AS LAKE POINTE TOWN CENTER BY REPLACING EXHIBITS B AND C WITH EXHIBIT B-C.

WHEREAS, by the adoption of Ordinance No. 1477 on January 4, 2005, the City Council approved a change of zoning to create a planned development district for 41 acres of land located at the intersection of U.S. Highway 59 and State Highway 6 and approved a final development plan for the PD district (known as Lake Pointe Town Center); and

WHEREAS, Planned Community Developers, Ltd. is requesting amendments to the final development plan by replacing Exhibits B and C with Exhibit B-C; and

WHEREAS, on November 13, 2007 the Planning and Zoning Commission approved the amendment the final development plan; and

WHEREAS, the City Council finds that the amendment to the final development plan complies with the City's comprehensive plan; NOW, THEREFORE;

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND:**

Section 1. That the final development plan for the planned development district as adopted by Ordinance 1477 and amended by Ordinance 1620 is amended by removing Exhibits B and C, and replacing them with Exhibit B-C, attached hereto and incorporated herein by reference.

APPROVED on first consideration on _____.

APPROVED upon second consideration on _____.

David G. Wallace, Mayor

ATTEST:

Glenda Gundermann, City Secretary

Reviewed for Legal Compliance:

Meredith Wilganski

Attachments: Exhibit B – C – General Layout Plan

Exhibit B-C: (Permitted Land Uses and Layout)

NOTICE OF PUBLIC HEARING

REQUEST TO AMEND THE LAKE POINTE PLANNED DEVELOPMENT (PD) DISTRICT TO AMEND THE FINAL DEVELOPMENT PLAN FOR TOWNHOME LAYOUTS TO TWO SITES WITHIN THE AREAS ON THE WEST SIDE OF LAKEPOINTE PARKWAY, MORE SPECIFICALLY DESCRIBED AS ACREAGE WITHIN RESERVE "I" OF LAKE POINTE TRACT 2 AMENDING REPLAT, FILE NO. 20050132, AND ACREAGE WITHIN RESERVE "A" OF LAKE POINTE SECTION 2 REPLAT, FBCC PLAT FILE NO. 20050254 FORT BEND COUNTY CLERK PLAT RECORDS, SUGAR LAND, FORT BEND COUNTY, TEXAS

PURPOSE: One (1) public hearing shall be held at which all persons interested in the proposed Planned Development District amendment shall be given an opportunity to be heard.

WHERE: CITY OF SUGAR LAND CITY COUNCIL CHAMBER
CITY HALL
2700 TOWN CENTER BOULEVARD NORTH
SUGAR LAND, TEXAS

WHEN: CITY OF SUGAR LAND
CITY COUNCIL MEETING
6:00 P.M., DECEMBER 18, 2007

DETAILS OF THE PROPOSED PLANNED DEVELOPMENT (PD) DISTRICT AMENDMENT MAY BE OBTAINED BY CONTACTING THE CITY OF SUGAR LAND PLANNING OFFICE AT (281) 275-2218 OR BY EMAIL AT PLANNING@SUGARLANDTX.GOV. THE PLANNING OFFICE IS OPEN MONDAY THROUGH FRIDAY FROM 8:00 O'CLOCK A.M. TO 5:00 O'CLOCK P.M., AND IS LOCATED AT CITY HALL, 2700 TOWN CENTER BOULEVARD NORTH, SUGAR LAND, TEXAS. PLEASE CONTACT US IF YOU WISH TO SET UP AN APPOINTMENT TO GO OVER ADDITIONAL DETAILS IN PERSON.